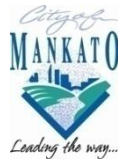


MAY STREET RECONSTRUCTION

Project Feasibility Report

City Project Number 10276

DECEMBER 10, 2015



Project Feasibility Report

MAY STREET RECONSTRUCTION

City Project Number 10276

City Of Mankato

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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.

Michael J. McCarty, PE
Reg. No. 45505

Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Eric Anderson	507.386.1750	eanderson@ mankatomn.gov
Councilor at Large	Christopher Frederick	507.382.7299	cfrederick@ mankatomn.gov
Councilor Ward 1	Karen Foreman	507.382.4256	kforeman@ mankatomn.gov
Councilor Ward 2	Tamra Rovney	507.388.3326	trovney@ mankatomn.gov
Councilor Ward 3	Mark Frost	507.387.3169	mfrost@ mankatomn.gov
Councilor Ward 4	Jason Mattick	507.720.8787	jmattick@ mankatomn.gov
Councilor Ward 5	Trudy Kunkel	507.317.6990	tkunkel@mankatomn.gov
City Manager	Patrick Hentges	507.387.8695	phentges@ mankatomn.gov
City Engineer	Jeffrey Johnson	507.387.8640	jjohnson@ mankatomn.gov
Quality Assurance Manager	Michael McCarty	507.387.8643	mmccarty@mankatomn.gov
Project Operations	Jim Tatge	507.387.8504	jtatge@ mankatomn.gov
Project Designer	Lucas Pederson	507.387.8541	lpederson@mankatomn.gov
Project Representative	Dylan Koch	507.387.8787	dkoch@mankatomn.gov

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IV. EXECUTIVE SUMMARY

May Street was originally constructed in 1916. Watermain installations in 1937, 1963, and 1983 throughout the May Street corridor included resurfacing of the street.

Suggested improvements include grading and aggregate base, bituminous surfacing, watermain, sanitary sewer, sewer and water services, storm drain, curb and gutter, and concrete sidewalks.

The estimated cost of these necessary improvements is approximately \$1,066,861.50.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule a preliminary assessment hearing for the proposed improvements.

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements of May Street between the centerline of North Riverfront Drive and the centerline of North 6th Street/Thompson Ravine Road are being proposed for the summer of 2016. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, is 1740 feet and covers 5 city blocks. Specific items that will be included in the construction are as follows:

- Grading and aggregate base
- Bituminous Surfacing
- Watermain
- Sanitary Sewer
- Sewer and Water Services
- Storm Drain
- Concrete Curb and Gutter
- Concrete Sidewalks

VI. EXISTING CONDITIONS

A. STREET

The average PCI rating for the May Street corridor is 41, and with the lack of curb and gutter the existing pavement is considered to be in poor condition. The existing width of the street is 30 feet and is constructed of bituminous. The original concrete curb and gutter is in very poor condition and is missing throughout the entire project area. The existing street layout for May Street is located in Figure 1 in the Appendix.

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The existing soils that are present throughout the project site are considered loamy clay.

B. STORM SEWER

Storm drain is present throughout the entire project. Storm drains are present at the intersections of May Street and N. Riverfront Drive, N. Broad Street, N. 4th Street, N. 5th Street and N. 6th Street. These systems were installed between 1988 and 2006 and are constructed of 12 inch reinforced concrete at N. Riverfront Drive, N. Broad Street, and N. 4th Street. Storm Drain at the intersection of N. 5th Street is constructed of 12 inch vitrified clay. Storm Drain installed at the intersection of N. 6th Street is constructed of 15 inch HDPE. The existing condition of in place storm drains are considered to be fair and are expected to be replaced due to the modification of drainage patterns. The existing storm water drainage system for the surrounding area is located in Figure 2 in the Appendix with the storm system shown in green.

C. SANITARY SEWER

There are no sanitary sewers running down May Street but there are crossings at N. 2nd Street, N. Broad Street, N. 4th Street, and N. 5th Street. Sanitary sewers crossing May Street at N. Broad Street and N. 4th Street are constructed of 8 inch to 12 inch PVC and are considered to be in good condition. Sanitary Sewers crossings at N. 2nd Street and N. 5th Street are constructed of 8 inch vitrified clay and are in fair to poor condition. The existing sanitary sewer system for May Street is located in Figure 3 in the Appendix with the sanitary system shown in brown.

D. WATERMAIN

Watermains are present for the entire length of the project. The existing watermain present on May Street between N. Riverfront Drive and N. 5th Street is 6 inch and is constructed of cast iron and was installed between 1916 and 1937. There is also a 12 inch watermain present on May Street between N. 4th Street and N. 6th Street and is constructed of cast iron and ductile iron. The overall condition of the watermains throughout the project is considered to be fair to poor. The existing domestic water distribution system for May Street is located in Figure 3 in the Appendix with the domestic water distribution system shown in blue.

E. OTHER UTILITIES

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

VII. PROPOSED IMPROVEMENTS

A. STREET

Street surface improvements are expected to take place on May Street between N. Riverfront Drive and N. 6th Street/Thompson Ravine Road. The new street surface is proposed to be 30 feet wide and will be constructed of bituminous. The proposed street cross section and pavement section are located in Figures 4 in the Appendix.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod in all of the disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or due to unavoidable root damage.

B. STORM SEWER

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New storm drains will be constructed at the intersections of May Street and N. Riverfront Drive, N. Broad Street, N. 4th Street, and N. 5th Street. Locations and sizes of new storm drains will be dictated by the proposed drainage plan. The new storm drain will be constructed of reinforced concrete pipe.

C. SANITARY SEWER

Sanitary sewers and manholes will be replaced at the intersections of May Street and N. 2nd Street and N. 5th Street to the project limits of the side streets. The existing 8 inch vitrified clay sewers will be replaced with 8 inch PVC. New sanitary manholes will be constructed of 48 inch precast concrete.

D. WATERMAIN

Existing 6 inch and 12 inch watermain will be removed and replaced with 8 inch PVC. Sections of dual watermain on May Street between N. 4th Street and N. 6th Street will be consolidated to one 8 inch PVC watermain.

E. OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

VIII. RIGHT-OF-WAY AND EASEMENT

No right of way will have to be acquired to complete this project. Project limits will be confined to existing right of way areas.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- Minnesota Department of Health – Watermain Extension
- MPCA – Construction Stormwater
- City of Mankato – Land Disturbance

X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below. A detailed cost estimate is included at the end of the report.

ITEM	COST
Street	\$550,022.56
Storm Water	\$83,442.94
Watermain	\$202,058.20
Sanitary Sewer	\$574.64
Construction Contingency	\$83,609.84
TOTAL CONSTRUCTION	\$919,708.19
Admin/bonding	\$55,182.49
Engineering	\$91,970.82
TOTAL PROJECT COST	\$1,066,861.50

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Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$210,044.00	20%
ATP Funding	\$753,465.00	71%
G.O. Bonding	\$0.00	0%
Water Utility	\$79,334.91	7%
Sewer Utility	\$574.64	0%
Storm Utility	\$23,442.94	2%
TOTAL FUNDS	\$1,066,861.50	100%

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on May Street:

12/10/2015	INFORMATIONAL MEETING
1/11/2016	FEASIBILITY HEARING
2/8/2016	PRELIMINARY ASSESSMENT HEARING
2/8/2016	ADVERTISE FOR BIDS
3/11/2016	BID OPENING
3/21/2016	AWARD BID
4/18/2016	BEGIN CONSTRUCTION
8/18/2016	FINAL COMPLETION
11/13/2017	FINAL ASSESSMENTS

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of May Street are unfavorable with only further deteriorations to come. If these road and utility improvements are not made, maintenance costs will continue to be an issue and failure of the road and system will occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, set a date for the preliminary assessment hearing, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

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XIII. APPENDIX

A. FIGURE 1: EXISTING LAYOUT OF MAY STREET



1A



1B

B. FIGURE 2: MAY STREET EXISTING STORM SEWER LAYOUT

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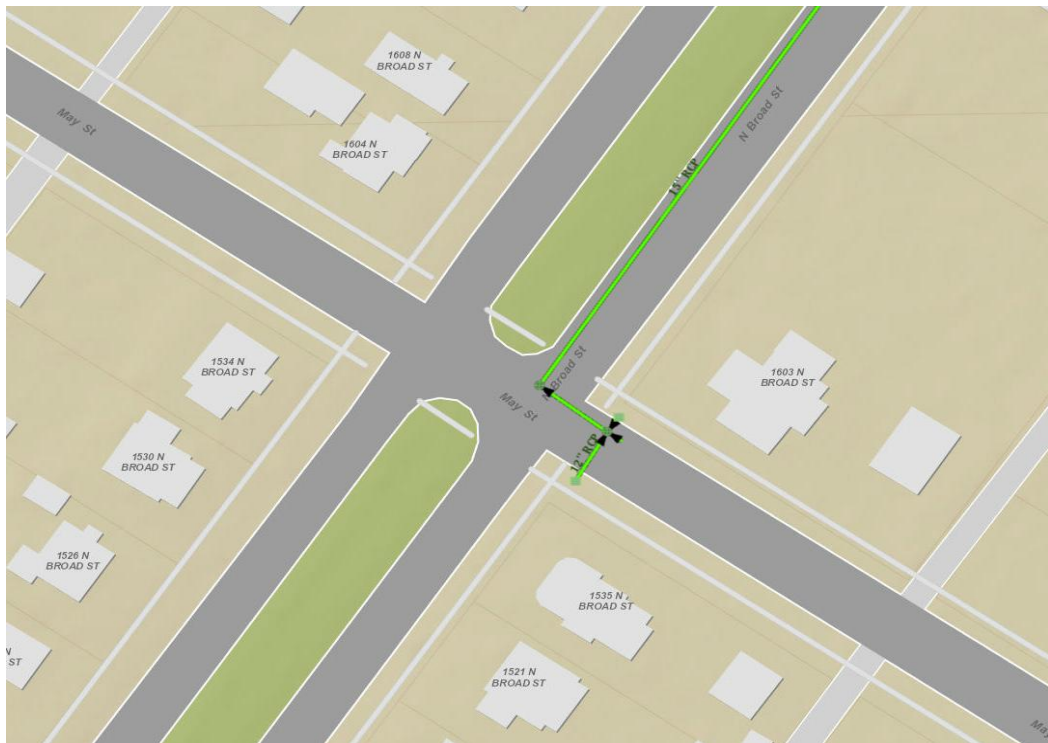
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2A



2B

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2C

C. FIGURE 3: MAY STREET EXISTING SANITARY SEWER AND WATERMAIN LAYOUT



3A

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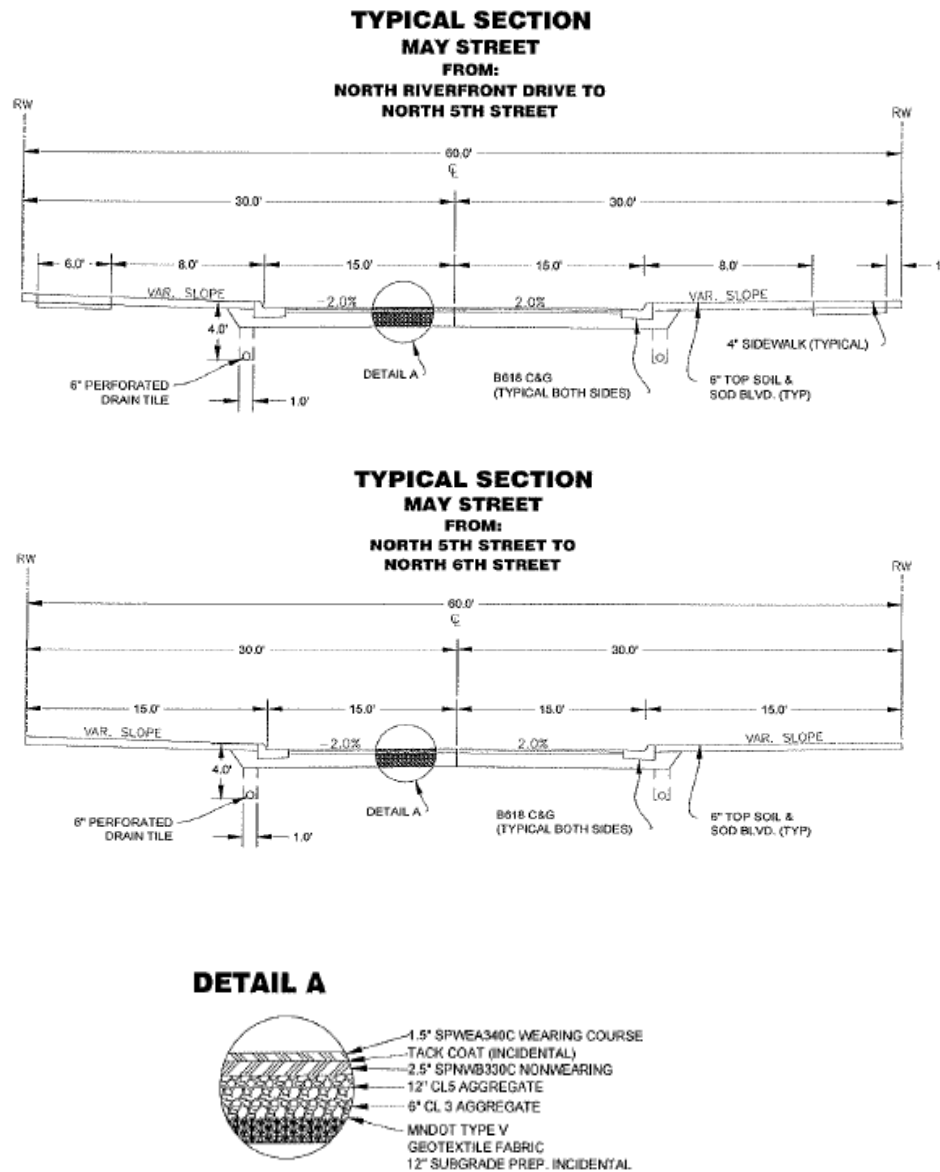
City Of Mankato



3D

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D. FIGURE 4: MAY STREET PROPOSED STREET CROSS SECTION AND PAVEMENT SECTION



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E. ENGINEERS ESTIMATE

CITY PROJECT NUMBER 10276 MAY STREET RECONSTRUCTION ENGINEERS ESTIMATE				
CONTRACT ITEM	UNIT	EST QTY	BID UNIT PRICE	BID PRICE
MOBILIZATION	LS	1.00	\$39,814.21	\$39,814.21
CLEARING (6" TO 18")	TREE	2.00	\$292.64	\$585.27
CLEARING (18" TO 30")	TREE	2.00	\$519.51	\$1,039.02
CLEARING (GREATER THAN 30")	TREE	2.00	\$561.98	\$1,123.96
GRUBBING (6" TO 18")	TREE	2.00	\$204.49	\$408.98
GRUBBING (18" TO 30")	TREE	2.00	\$174.35	\$348.71
GRUBBING (GREATER THAN 30")	TREE	2.00	\$481.41	\$962.83
REMOVE CURB AND GUTTER	LF	3460.00	\$3.94	\$13,623.75
REMOVE SEWER PIPE (STORM)	LF	263.00	\$8.68	\$2,283.76
REMOVE WATER MAIN	LF	2451.00	\$4.61	\$11,297.88
REMOVE CONCRETE SIDEWALK	SF	18110.00	\$1.40	\$25,290.62
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	55.00	\$4.63	\$254.68
REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	220.00	\$7.36	\$1,619.31
REMOVE CATCH BASIN	EA	5.00	\$292.48	\$1,462.39
REMOVE MANHOLE	EA	4.00	\$422.56	\$1,690.25
REMOVE GATE VALVE & BOX	EA	16.00	\$220.57	\$3,529.18
REMOVE HYDRANT	EA	4.00	\$310.89	\$1,243.58
REMOVE CONCRETE STEPS	EA	5.00	\$490.00	\$2,450.02
SAWING CONCRETE PAVEMENT	LF	120.00	\$4.99	\$598.50
SAWCUT BITUMINOUS PAVEMENT	LF	414.00	\$3.58	\$1,482.33
COMMON EXCAVATION (P)(EV)	CY	2595.00	\$10.57	\$27,438.23
STABILIZING AGGREGATE 0"-4" (CV)	CY	100.00	\$36.27	\$3,626.70
GEOTEXTILE FABRIC TYPE V	SY	5190.00	\$1.42	\$7,356.83
COMMON LABORERS	HR	30.00	\$57.75	\$1,732.50
DOZER	HR	5.00	\$108.78	\$543.90
TAMPING ROLLER	HR	5.00	\$92.05	\$460.27
CRAWLER MOUNTED BACKHOE	HR	5.00	\$135.85	\$679.25
SKID LOADER	HR	5.00	\$92.05	\$460.27
STREET SWEEPER (WITH PICKUP BROOM)	HR	10.00	\$105.63	\$1,056.30
AGGREGATE BASE (CV) (P), CLASS 3	CY	865.00	\$21.32	\$18,437.48
AGGREGATE BASE (CV) (P), CLASS 5	CY	1153.33	\$24.14	\$27,840.89
BITUMINOUS PATCH SPECIAL	SY	55.00	\$40.16	\$2,208.94
TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5" THICK	SY	5190.00	\$10.68	\$55,421.42
TYPE SP 19.0 NON WEAR CRS MIX (3,B) 2.5" THICK	SY	5190.00	\$10.09	\$52,369.70
CONCRETE STEP	EA	5.00	\$337.05	\$1,685.25

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6" PERF PVC PIPE DRAIN, SDR 35	LF	3460.00	\$10.77	\$37,274.58
4" PVC PIPE DRAIN, SDR 35 (SUMP SERVICE)	EA	21.00	\$171.38	\$3,599.00
12" RC PIPE SEWER DESIGN 3006 CLASS V	LF	263.00	\$42.38	\$11,145.41
CONNECT TO EXISTING STORM SEWER	EA	1.00	\$797.53	\$797.53
TEMPORARY WATER SERVICE	LS	1.00	\$5,395.92	\$5,395.92
CONNECT TO EXISTING WATER MAIN	EA	2.00	\$1,714.04	\$3,428.08
6" GATE VALVE AND BOX	EA	4.00	\$1,452.01	\$5,808.05
8" GATE VALVE AND BOX	EA	13.00	\$1,833.52	\$23,835.77
12" GATE VALVE AND BOX	EA	3.00	\$3,049.02	\$9,147.06
HYDRANT	EA	4.00	\$3,836.52	\$15,346.09
1" CORPORATION STOP	EA	21.00	\$245.11	\$5,147.35
1" CURB STOP & BOX	EA	21.00	\$268.66	\$5,641.93
1" WATER SERVICE	LF	630.00	\$17.88	\$11,265.35
8" PVC WATERMAIN	LF	1880.00	\$32.68	\$61,430.88
12" PVC WATERMAIN	LF	571.00	\$52.78	\$30,139.38
WATERMAIN FITTINGS	LBS	1100.00	\$8.55	\$9,401.70
CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	21.00	\$324.07	\$6,805.51
CONSTRUCT DRAINAGE STRUCTURE MANKATO STD. 3	EA	5.00	\$2,006.34	\$10,031.70
CASTING ASSEMBLY, MnDOT 700-7 w/715 COVER	EA	4.00	\$641.22	\$2,564.90
CASTING ASSEMBLY, NEENAH R3067 W/V GRATE	EA	5.00	\$842.63	\$4,213.13
MANHOLE INSERTS	EA	4.00	\$143.66	\$574.64
4" CONCRETE WALK	SF	18110.00	\$5.16	\$93,366.11
CONCRETE CURB & GUTTER DESIGN B618	LF	3460.00	\$17.26	\$59,726.52
6" CONCRETE DRIVEWAY PAVEMENT	SY	220.00	\$52.37	\$11,522.28
8" CONCRETE DRIVEWAY PAVEMENT	SY	30.00	\$69.09	\$2,072.70
TRUNCATED DOMES	SF	272.00	\$43.49	\$11,829.55
TRAFFIC CONTROL	LS	1.00	\$4,961.53	\$4,961.53
DECIDUOUS TREE 2" CAL B&B - BICOLOR OAK	TREE	32.00	\$285.81	\$9,145.92
STORM DRAIN INLET PROTECTION	EA	10.00	\$157.48	\$1,574.79
STABILIZED CONSTRUCTION EXIT	EA	2.00	\$1,299.95	\$2,599.91
PERIMETER PROTECTION	LF	200.00	\$3.18	\$636.30
COMMON TOPSOIL BORROW (LV)	CY	1057.22	\$20.50	\$21,668.83
SODDING TYPE SALT TOLERANT	SY	6343.33	\$6.05	\$38,364.48
RAPID STABILIZATION METHOD 3	MGAL	5.00	\$641.68	\$3,208.38
			TOTAL	\$836,098.35

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F. PRELIMINARY ASSESSMENT ROLL

May Street Preliminary Assessment Roll City Project Number 10276								
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage; R=Residential; NR=Nonresidential; CE%=Common Element Percent								
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$76.00	Sewer & Water Services @ \$2,628.00	Total Estimated Assessment
			Front Feet	Residential Cost/ft \$100.00	Nonresidential Cost/ft \$150.00			
01.09.05.355.015 John H Nelson 1604 N Second St Mankato, MN 56001	Dukes Second Addition Part of Lot 11 & All of Lot 10, Block 20	R	70.00 150.00 CC=	\$7,000.00		\$ - 0.00 SY	\$2,628.00	\$ 9,628.00
01.09.05.356.001 Ruby Development Inc 200 W Ruby St Mankato, MN 56001	Sub Outlots Of Dukes 2nd Add Lots 7-11, Block 19 (1515 N Riverfront Dr)	NR	130.00		\$19,500.00	\$ 2,782.36 36.61 SY	\$2,628.00	\$24,910.36
01.09.05.356.012 Robert W Kelley 105 May St Mankato, MN 56001	Sub Outlots Of Dukes 2nd Add Ex E 83.5' of Lot 12 Block 19	NR	66.50		\$9,975.00	\$ - 0.00 SY	\$2,628.00	\$12,603.00
01.09.05.356.013 Timothy & Jill Ites 1536 N Second St Mankato, MN 56001	Sub Outlots Of Dukes 2nd Add E 83.5' of Lot 12 Block 19	R	27.83 83.50 CC=	\$2,783.33		\$ - 0.00 SY	\$2,628.00	\$ 5,411.33

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01.09.05.358.007 Curtis A Hansen 202 May St Mankato, MN 56001	Dukes Second Add Corr Blk 26 W 50' of Lots 7-9 Block 26	R	50.00	\$5,000.00		\$ - 0.00 SY	\$2,628.00	\$ 7,628.00
01.09.05.358.008 Judith J Headington 208 May St Mankato, MN 56001	Dukes Second Add Corr Blk 26 E 100' of Lots 7-9 Block 26	R	100.00	\$10,000.00		\$ - 0.00 SY	\$2,628.00	\$12,628.00
01.09.05.358.015 Jeffrey S Bodnar 1604 N Broad St Mankato, MN 56001	Dukes Second Add Corr Blk 26 Lot 10, Block 26	R	33.40	\$3,340.00		\$ - 0.00 SY	\$2,628.00	\$ 5,968.00
01.09.05.360.001 Eric R Lee 1533 N Second St Mankato, MN 56001	Dukes Second Addition W2 of Lot 1, Block 27	R	25.00 75.00 CC=	\$2,500.00		\$ 1,780.68 23.43 SY	\$2,628.00	\$ 6,908.68
01.09.05.360.002 Jimmy L Kight 207 May St Mankato, MN 56001	Dukes Second Addition Lot 1, Block 27 Exc W 75' along May St.	R	41.00	\$4,100.00		\$ - 0.00 SY	\$2,628.00	\$ 6,728.00
01.09.05.361.002 Finn Co LLC 18503 587th Ave Mankato, MN 56001	CIC 61 North Riverfront Plaza Unit 1 & 37.5% int in CE (1613 N Riverfront Dr)	NR	13.88 37.00 CE%		\$2,081.25	\$ - 0.00 SY	\$2,628.00	\$ 4,709.25
01.09.05.361.003 Finn Co LLC 18503 587th Ave Mankato, MN 56001	CIC 61 North Riverfront Plaza Unit 2A & 22.67% int in CE (No Address)	NR	8.39 37.00		\$1,258.19	\$ - 0.00 SY	\$2,628.00	\$ 3,886.19

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01.09.05.361.005 Finn Co LLC 18503 587th Ave Mankato, MN 56001	CIC 61 North Riverfront Plaza Unit 2T & 17.33% int in CE (No Address)	NR	6.41 37.00 CE%		\$961.82	\$ - 0.00 SY	\$2,628.00	\$ 3,589.82
01.09.05.361.006 JJACL LLC 1613 N Riverfront Dr, Unit 3 Mankato, MN 56001	CIC 61 North Riverfront Plaza Unit 3 & 22.5% Int in CE (1613 N Riverfront Dr)	NR	101.33 93.00 37.00 CE%		\$15,198.75	\$ - 0.00 SY	\$2,628.00	\$17,826.75
01.09.08.103.004 Jimmy L Kight 207 May St Mankato, MN 56001	Dukes Addition E 75' of Lot 1, Block 4 Along S line of Lot 1	R	34.00	\$3,400.00		\$ - 0.00 SY	\$2,628.00	\$ 6,028.00
01.09.08.103.013 Beatrice Y Schweim 1534 N Broad St Mankato, MN 56001	Dukes Addition N1/3 of lot 12, Block 4	R	75.00 155.00 CC=	\$7,500.00		\$ - 0.00 SY	\$2,628.00	\$10,128.00
01.09.08.106.002 Robert E & Trudi I Clements 1603 N Broad St Mankato, MN 56001	Dukes Addition Lots 3-5, Block 6	R	155.00	\$15,500.00		\$ - 0.00 SY	\$2,628.00	\$18,128.00
01.09.08.106.008 Kevin S & Donna L Briggs 304 Moreland Ave Mankato, MN 56001	Dukes Addition Lot 6, Block 6 (1604 N 4th St)	R	70.00 150.00 CC=	\$7,000.00		\$ 2,416.80 31.80 SY	\$2,628.00	\$12,044.80
01.09.08.107.001 Dustin J & Morgan M Lenhoff 1535 N Broad St Mankato, MN 56001	Dukes Addition Lot 1, Block 7	R	75.00 155.00 CC=	\$7,500.00		\$ - 0.00 SY	\$2,628.00	\$10,128.00
01.09.08.107.009 Diane M Krienke 327 May St Mankato, MN 56001	Dukes Addition Lot 14, Block 7	R	70.00 150.00 CC=	\$7,000.00		\$ 2,948.04 38.79 SY	\$2,628.00	\$12,576.04

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01.09.08.110.001 Yep & Irene A Dejong 1537 N Fourth St Mankato, MN 56001	Dukes Addition Lot 1, Block 12	R	60.00 140.00 CC=	\$6,000.00		\$ - 0.00 SY	\$2,628.00	\$ 8,628.00
01.09.08.110.008 Michael W & Susan S Baker 1536 N Fifth St Mankato, MN 56001	Dukes Addition Lot 14, Block 12	R	60.00 140.00 CC=	\$6,000.00		\$ - 0.00 SY	\$2,628.00	\$ 8,628.00
01.09.08.113.002 Jeffrey S Bodnar 1604 N Broad St Mankato, MN 56001	Dukes Addition Lot 2, Block 5	R	41.60 121.60 CC=	\$4,160.00		\$ 2,404.64 31.64 SY	\$2,628.00	\$ 9,192.64
01.09.08.126.006 Joanne L Schaub 1601 N 4th St Mankato, MN 56001	Dukes Addition Lot 9, Block 13	R	67.50 147.50 CC=	\$6,750.00		\$ 3,809.12 50.12 SY	\$2,628.00	\$13,187.12
01.09.08.126.010 Theresa Devitt Carney 424 May St Mankato, MN 56001	Dukes Addition Lot 10, Block 13	R	67.50 147.50 CC=	\$6,750.00		\$ 1,900.00 25.00 SY	\$2,628.00	\$11,278.00
01.09.08.127.001 Norman & Lucille Knowles Trust Agmt 504 May St Mankato, MN 56001	Dukes Addition Block 14	R	56.70	\$5,670.00		\$ - 0.00 SY	\$2,628.00	\$ 8,298.00
01.09.08.128.001 Juston J Cline 1535 N 5th St Mankato, MN 56001	Dukes Addition Lot 1, Block 15	R	24.74 74.21 CC=	\$2,473.67		\$ - 0.00 SY	\$2,628.00	\$ 5,101.67